

South Kilburn Regeneration Progress Update

Executive Report

11th November 2013

Appendix 8

Peel Feasibility Study Consultation: Summary of Feedback

1. Health Stakeholders Consultation

On 7th March 2013 LBB, Gort Scott Architects and Medical Architecture hosted the first of two facilitated focus groups on the South Kilburn Health Centre at The Albert, 5 Albert Road, London NW6 5DT with the following health stakeholders:

- Representative from Kilburn Park Medical Centre
- Representative from Peel Precinct Surgery
- Representative from Blessing Medical Centre
- Two representatives from NHS Brent

The second of the two facilitated focus groups on the South Kilburn Health Centre was held on 19th April 2013 at The Albert, 5 Albert Road, London NW6 5DT with the following health stakeholders:

- Representative from Kilburn Park Medical Centre
- Representative from Peel Precinct Surgery
- Representative from Blessing Medical Centre
- Representative from NHS Brent
- Representative from NHS England

Precedent health centres were presented and a discussion and workshop followed about aspirations and priorities for a new South Kilburn Health Centre.

Aspirations:

South Kilburn Health Centre should be:

1. Welcoming and inspiring
2. Clearly visible
3. A community hub
4. Links to outdoor spaces
5. Well organised
6. Flexible, in order to accommodate future change
7. Maximise daylight & sustainability

Questions/Concerns:

1. Management and business plan
2. Opportunities for possible complementary uses

Key feedback:

- Central multi-use waiting area
- Central front desk
- 'Purple Room' near reception for people to convey reason for doctor's appointment in privacy
- Multi-use consultation rooms
- Doctors have their own separate rooms

- Calm, harmony space, prayer room and multi-faith room
- Emergency room on ground floor which is designed to avoid and blockages in circulation
- Community spaces and night courses
- Proximity to public transport
- Out of hours opening; ability to close off areas
- Flexibility for rooms for temporary staff
- Focus on youth services and encouraging access
- Car parking for district nurses
- Design should not be institutional or corporate in appearance
- Positive contribution to the neighbourhood
- Building should be visible on the street and a beacon in the area
- Good connections to high quality outdoor landscaped spaces
- Views inside and outside
- Excellent light and ventilated spaces that are comfortable
- Uplifting space
- Clearly understandable and efficient plan
- Accessible
- Privacy
- High quality, robust and eco-friendly materials that will wear and weather well.
- Sustainable and eco-friendly
- Security. Must be handled sensitively
- Signage is important
- Room for expansion
- Promotes good communication between all healthcare professionals

Following the interest expressed in relation to one of the precedent health centres presented at the focus groups, Gort Scott Limited arranged a site visit to Kentish Town Health Centre on 23rd April 2013. Attendees were very interested in seeing this exemplary and successful health centre building being used at a clinical level as well as being an integrated part of the neighbourhood.

Images: Health Focus Groups & Site Visit



2. Public Consultation Events

Two public exhibitions were held on 18th and 26th March 2013 Between 16:00 and 20:00 at The Albert, 5 Albert Road, London NW6 5DT.

The following stakeholders were invited:

- Residents of Peel Precinct, 97 to 112 Carlton House and 8 to 14 Neville Close
- Peel Precinct shop owners
- South Kilburn Studios
- The Royal British Legion
- Residents of wider neighbourhood
- Local Councillors
- Granville Centre & Carlton Community Centre
- Local community groups such as the South Kilburn Neighbourhood Trust

South Kilburn Regeneration
Redevelopment of Peel Precinct, 97 to 112 Carlton House and 8 to 14 Neville Close ('Peel')
A vision for the future of Peel
Have Your Say!

Brent Council is working with architects Gort Scott to look at redevelopment options for Peel to try to deliver a new fit for purpose Healthy Living Centre and provide high quality new homes.

The project is at an extremely early stage and the financial viability and ability to deliver the project have not been confirmed. However, we want your help to shape the project and inform a design vision for the new Peel!

Tell us your thoughts on how you would like the new Peel to look, by coming along to one of two public drop-in events

- Monday 18th March 2013: 4pm-8pm
- Tuesday 26th March 2013: 4pm-8pm
@ The Albert,
5 Albert Road,
NW6 5DT
(Former Albert Road Day Centre)

For more information please call the South Kilburn Regeneration

Gort Scott prepared explanatory boards, encouraging attendees to draw and note on them at the public consultation events. Feedback forms were also provided. At the events Gort Scott and LBB talked through the explanatory boards, listening and noting residents' thoughts on the area and aspirations for the regeneration of the area.

Attendees included those living within the Peel redevelopment site, Peel Precinct shopkeepers, The Royal British Legion, South Kilburn Studios, South Kilburn neighbourhood Trust and a local Councillor.

The consultation events drew out a lot of useful comments and knowledge about the area which Gort Scott Architects absorbed into the feasibility study.

Aspirations:

1. High quality affordable homes
2. Better public spaces
3. Secure
4. A place that remains a community focus
5. A 'really good' health centre that offers other uses

Questions/Concerns:

1. Public outdoor green space and play space in the area
2. Car parking and traffic
3. Lack of shops
4. Disruption whilst development is being built
5. Replacement premises for The Royal British Legion
6. Heights of new blocks in relation to existing buildings

Key feedback:

- Regeneration of the Peel site is welcomed and has been promised previously
- The Peel site should be the heart of the area and be a community hub
- Regeneration of existing housing is urgently needed
- A health centre is seen as a positive contribution to the area and should be a social hub

- Associated uses such as a gym and pharmacy were suggested as part of the health centre
- A crèche was also suggested as part of the health centre
- The health centre should promote the overall health of the community. Provision of pain management clinics, physiotherapy and alternative therapies were suggested
- High quality streets and squares are welcomed. These should be lively with a café and places to sit including temporary uses such as a market
- Own front doors and generous amounts of natural light were key to new housing
- Good quality green space is important
- Utilise existing resources in The South Kilburn Studios and The Albert as a positive catalyst for regenerating the area

Images: Consultation Boards

Welcome!

Introduction


Great Council is working with Gort Scorn Architects to look at options for the redevelopment of Peel Precinct, 87 to 112 Carlton House and 8 to 14 Neville Close ("Peel") to try to deliver the following:

- A new, fit for purpose Health Living Centre for the area.
- High quality, safe and secure public spaces and streets.
- A redevelopment option that respects and enhances the area.
- A redevelopment option that reconnects the streets in the area.


The project is at an extremely early stage and the financial viability and the ability to deliver the project have not been confirmed. However, we would like to learn more about the area from you at this exhibition and also hear your thoughts to help shape the project and inform a design vision for the new Peel.

We hope you enjoy this event.

Great Council and Gort Scorn Architects



QUESTION 2: Using the dots and notes please tell us which parts of Peel you like and where are the problem areas?



QUESTION 3: Do you agree with what we think about the site?

Strengths

- High quality streets
- Opportunity to connect existing streets
- Opportunity to create a new street
- Good street frontage
- Good use of the site including existing buildings
- Good place for temporary uses
- The street frontage is an important part of the neighbourhood
- Good use of existing buildings
- Opportunity to create a new street
- Opportunity to create a new street
- Opportunity to create a new street
- Opportunity to create a new street

Issues of the site

- Low quality public spaces
- Lack of street frontage
- Need to create a new street
- Need to create a new street
- Need to create a new street
- Need to create a new street
- Need to create a new street
- Need to create a new street
- Need to create a new street

QUESTION 4: What do you think is the most important for a health centre?

Welcoming and accessible	
Offering many types of health services	
Close to neighbours	
Combined with other uses, such as cafes, pharmacy	
A community hub	
An inspiring building and high quality surrounding spaces	
Other: please leave a comment below...	

QUESTION 5: What do you think is the most important for new housing?

Private outdoor spaces	
Community shared spaces	
Front doors onto streets	
Light and views	
Reuse and to existing buildings	
Working architecture	
Other: please leave a comment below...	

QUESTION 6: What do you think is the most important for the landscape and public open space?

Places for play	
Places to sit and relax	
Greenery and trees	
High Quality Streets	
Range of spaces from intimate to open spaces	
Other: please leave a comment below...	

Images: Public Consultation Events

